

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on 2nd July 2018
at 6.30pm
The Market House, Castle Cary

	APPROVED MINUTES	ACTION
	PRESENT: Pek Peppin Judi Morison Penny Steiner Debra Henderson Hedge Hornbeam Nick Weeks Sally Snook Barbara Williams Bob Gilbey Nigel Begg- Ansford Parish Council Matt Frost -Developer Agent- BMI	
	OFFICER PRESENT: Claire Craner-Buckley	
	MEMBERS OF THE PUBLIC: 17	
P57	APOLOGIES Martin Atkins Terry Philpott	
P58	MINUTES OF THE PREVIOUS MEETING – 4th June 2018	
	SS proposed PS seconded Minutes Approved	
P59	MATTERS ARISING FROM THE PREVIOUS MEETING (not mentioned on the agenda)	
	None	
P60	To agree any items to be dealt with after the public, including the press have been excluded. (A resolution to be passed by Councillors)	
	None	
P61	DECLARATIONS OF INTEREST	
	Nick Weeks as Chair of SSDC Area East informed the meeting that he would not vote on any applications Debra Henderson advised she would debate but abstain from voting on item P62/2 as she has a personal interest in this application. She also said that she would answer questions in response to her letter on her amenity but would forego the opportunity to raise it with committee as she felt that would compromise her position as a councillor in debating the wider impact.	
P62	To consider the list of applications received as at Wed 27 th June 2018	
	P62/1 18/01491/S73A	
	Mr D Roberts Land Rear of Bay Tree South Street Castle Cary	
	Application to vary condition 2 (approved drawings) of approval 17/03613/FUL. Alterations to fence & wall	
	Discussion: This application has previously been commented on	
	DECISION Unanimous vote in favour of the amendments.	
	P62/2 18/01602/FUL & 18/01603/LBC	

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	<p>Matt Frost Former BMI Site Cumnock Road Ansford Castle Cary Somerset BA7 7HR</p>	
	<p>Demolition of existing buildings, conversion of and alterations to listed buildings to form 11 No. dwellings, the erection of 70 No. dwellings (total 81 No. dwellings) and associated works, including access and off-site highway works, parking, landscaping, open space, footpath links and drainage infrastructure</p>	
	<p>Discussion: This application is for a housing development on a brownfield site, formerly the location of Burcott Mill Industries. PP advised that the application has 89 documents associated with it and the disc was only received on Saturday. It has been a major piece of work to assess & prepare for this committee meeting. PP & SS have been shown around the site this afternoon by Matt Frost the developer's agent.</p> <p>DH advised that it has been even harder for the public to access the documents via the SSDC website due to technical inefficiencies & poor labelling of the items.</p> <p>She also asked whether Councillors should be commenting on this application publically and that comments had been published online under the community involvement section (from the consultation in March) before it had been considered by the Planning Committee, as she is not happy that this has happened. NW advised that it was best that comments were not made in advance.</p> <p>PP presented an overview of the application showing the location off Cumnock Road & the many styles of housing proposed. Basically, the style is pastiche (aping or imitation of styles of the past).</p> <p>MF advised that the wide variation of housing styles was intended by the architect.</p> <p>PP advised that this is an application for 81 dwellings ranging in size from 1 to 4 bedrooms with the following ratio of residents expected:</p> <p>1 or 2 in the one bedroomed houses 2 or 3 in the two bedroomed houses 3 or 4 in the three bedroomed houses 4 or 5 in the four bedroomed houses</p> <p>She then invited the public to speak. All who spoke were against the application, citing the following reasons:</p> <ul style="list-style-type: none"> • The proposed density of houses on the site • Increase in traffic 	

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- The Town centre becoming a rat run
- No properties suitable for those wanting ground floor only living- disabled or elderly
- No overall town plan for new developments
- Notifications to North St Residents received late, deferment requested
- SSDC website currently only shows 3 objections although more have been sent
- Some of the proposed house designs are not liked

Councillor comments made: PP agreed that no Master Plan for all the new housing developments was in place.

NW advised that a maximum two-week deferment may be obtained.

Increased traffic issue was discussed & DH: said she felt this was a tipping point with new housing developments meaning the primary school would relocate which would mean all journeys to the school would then be by car.

Matt Frost advised that the previous plan for the site in 2004 had been for a higher density of 89 houses. At that point new traffic lights at the Waggon & Horses/ North St junction had been proposed but this was not in the proposal now. He said peak am & pm travel movements from the location would meet National Standards.

DH disputed this.

All would like to see the site developed in principle.

PP suggested the issues relating to the application are:

- 1.Are there too many houses for site?
- 2.Where are single storey homes?
- 3.Should a Listed Building be demolished?
- 4.Are there enough local jobs for all the new residents
- 5.Is there room provided for home office/working?
- 6.Are there enough parking spaces including for visitors, motorcycles & bicycles?
- 7.Are the house designs appropriate for the town?
- 8.Increased traffic problem
- 9.Are the trees & shrubs proposed appropriate for local wildlife?
- 10.Would we rather see this site undeveloped than have this scheme?
- 11.Does this site connect appropriately with the neighbouring undeveloped sites- Nursery & Red House and the Upper High Street?

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
Minutes of Meeting held on 2nd July 2018
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MF confirmed that the site is short by 12 spaces. PP noted that there are not opportunities to park nearby elsewhere.

MF said that the Listed Building D could not be easily saved in this scheme as it would cut off the proposed access.

DH noted that the 2004 plans utilised the building.

MF noted that the 2004 plans had not however not been actioned.

PP would like simpler house designs.

It was noted that no affordable housing is proposed in this scheme. MF noted that there are however a range of sizes of property.

Member of public: felt Barnes Close would suffer with spill over parking from the new houses.

Councillors were asked by PP to comment:

DH: concerned about the density & impact on town centre appearance & character. Plus, personal issue with the height of wall adjacent to her property. She would also like it noted that in her letter sent prior to the meeting she expressed concern re: being overlooked from the Mill/office upper floors.

BW concerned about traffic issues.

BG concerned about density & architecture not good.

JM would prefer not so many different designs and asked where is the housing for older people?

PS pro development but density is too much. She feels the design reflects the mixed High St styles

NW questioned the road widths internally: Ambulances, Fire Brigade and Refuse trucks need access. He observed that parking on the roads will start when new residents find they can't get in & out of their properties very easily.

MF confirmed that the site roads will be 5.5 to 6 metres wide.

HH felt the density, traffic & parking were issues.

SS felt there are too many houses &; that less would be better with more parking; this will make the houses more attractive to buyers. It is

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
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	<p>a brown field site opportunity but at least the SCC suggested number of parking spaces should be provided.</p> <p>MF commented that the housing mix & parking requirements have been discussed at length.</p> <p>SS no play area planned & was in previous plans. MF will check.</p> <p>DH felt plans are repeating Station Road development problems. Expensive to develop? Have owned it for a long time. Maximising profit.</p> <p>JM swift boxes & bat holes should be included. We want indigenous trees.</p> <p>BG asked if solar panels are included. MF confirmed that they are on the industrial style properties no 1-16.</p> <p>NW felt that the nearby Orchard apple trees that had been cut down, that commemorated soldiers in WW2, could be replanted.</p> <p>PP wants to keep Listed building D planned for demolition & all the Listed buildings to be developed first.</p>	
	<p>DECISION</p> <p>A vote was taken on the proposal that all were in favour: 0 in favour</p> <p>Proposal that in favour if changes are made: 4 in favour</p> <p>PP suggested CCTC need to draw up a list of conditions & to vote on each.</p> <p>Voting commenced on issues PP outlined above:</p> <p>NW & DH abstaining so 7 councillors voted.</p> <p>Proposal 1: Too many houses- 5 in favour 2 abstentions</p> <p>Proposal 2: Single storey dwellings- 6 in favour 1 abstention</p> <p>Proposal 3: Give consideration to preserving the Listed Building- 5 in favour 2 abstentions</p> <p>Proposal 4: Local jobs. Debate followed. Emily Estate will provide 200 new jobs. The developer isn't responsible for ensuring local employment is available. No vote taken.</p>	

CASTLE CARY TOWN COUNCIL PLANNING COMMITTEE
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	<p>Proposal 5: Consideration for home working. No vote taken.</p> <p>Proposal 6: Not enough Parking spaces- 7 in favour</p> <p>Proposal 7: Are house designs appropriate- 4 in favour 1 against 2 abstentions</p> <p>Proposal 8: Increased traffic/ concerns about traffic issues in the vicinity- 6 in favour 1 abstention</p> <p>Proposal 9: Are trees & shrubs appropriate-. Would like indigenous & apple trees – 6 in favour 1 abstention</p> <p>Proposal 10: Would CCTC prefer site undeveloped. No vote taken.</p> <p>Proposal 11: Linking with neighbouring undeveloped sites. No vote taken.</p> <p>A suggestion was made by NW that the developer might like to contribute to the nearby Children’s play areas at Catherine’s Close & on the Donald Pither Memorial field as plans do not include a children’s play area.</p>	
P63	PLANNING DETERMINATIONS AND HEARINGS	
	P63/1 18/00523/R13	
	Mr Peter Biggenden Market House Market Place Castle Cary BA7 7AA	
	Replacement sign and installation of 2 handrails on front elevation	
	APPLICATION PERMITTED WITH CONDITIONS	
P64	Core Strategy and/or section 106	
	Caryford Hall	
P65	In camera session	
	It was noted that the 1 st houses being built at the Backhouse development have bricks that are grey rather than the cream colour expected. Theo Backhouse is also concerned & is pursuing this.	
	Meeting closed at 7.55 pm	
	NEXT MEETING DATE – 6th August 2018	

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	These minutes are a true and accurate account of the meeting: Signed Chair of Planning Committee Dated: 2 nd July 2018	
	Document Distribution: Town Councillors, District & County Councillors, Clerks	